



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 06, 2014

1209-PUD-11

Exhibit 1

Petition Number: 1209-PUD-11

Petitioner: Cooperstown Partners, LLC

Request: Change in zoning from the AG-SF1 District to the Spring Mill Station SEC PUD

Current Zoning: AG-SF1

Current Land Use: Single Family Residential and Vacant

Approximate Acreage: 7.654 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Packet
4. Concept Plan
5. Spring Mill Station SEC PUD Ordinance, October 2, 2014
6. Elevations Exhibit

Staff Reviewer: Ryan Clark, AICP

Petition History

This petition was introduced at the August 13, 2012 City Council meeting. The proposal received a public hearing at the August 18, 2014 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition was held on August 18, 2014 at the APC meeting.
 - Notice of the August 18, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
 - The petition is eligible for a recommendation by the APC at its October 6, 2014 meeting.
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Project Overview

Location

The subject property is approximately 7.654 acres in size and is located on the southeast corner of 161st Street and Spring Mill Road (the "Property"). The Property is primarily single family residential and vacant in use.

Project Description

The proposed Spring Mill Station SEC PUD Ordinance (the "PUD Ordinance") allows for a neighborhood center (the "Proposal") and establishes one (1) district. The Proposal includes three (3) proposed buildings consisting of a CVS/pharmacy building (approx. 12,000 square feet), a retail building (approx. 7,800 square feet) and a medical office building (approx. 20,400 square feet).

The Proposal includes several pedestrian trails throughout the development and also includes a train car with outdoor seating as an amenity for the proposed development. A gazebo and several benches placed throughout the development are also provided.

Spring Mill Station Plan

The petitioner has been actively working with the Spring Mill Station Task Group (the "Task Group") in revising the Proposal to meet the vision of the Spring Mill Station Plan. A character exhibit has been incorporated into the PUD to illustrate the intended architectural character of the proposed pharmacy building, as well as the other proposed buildings contemplated in the Proposal.

Land Uses

The PUD Ordinance defaults to the Local and Neighborhood Business District (the "LB District") standards. The permitted uses for the PUD include all uses permitted in the LB District with the addition of a Health, Fitness, and Exercise Center.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road and 161st Street as a "Primary Arterial". The recommended right-of-way width for a Primary Arterial is 150 feet.



Connectivity in Spring Mill Station Area

Staff recommends the Proposal include both vehicular and pedestrian connectivity to the surrounding parcels to the east and north should the parcels develop in the future. This connectivity is consistent with plan of development as proposed in the Spring Mill Station Comprehensive Plan Amendment (Resolution 14-107).

Update since August 18th Public Hearing

Section 4.1 of the PUD has since been modified from the public hearing to address future connectivity to the surrounding parcels per the recommendations of the Spring Mill Station Plan and to address Right-of-way dedication.

A new amenities exhibit (Exhibit D) has been added to illustrate common area amenities that shall be installed a maximum of two (2) years after the Certificate of Compliance for the building on the northwest corner of the Property.

A new bicycle parking exhibit (Exhibit E) has been added to illustrate bicycle parking for the Property.

A new landscaping exhibit (Exhibit F) has been added to illustrate street frontage landscaping along 161st Street and Spring Mill Road.

Railroad track print and common area benches, as consistent with the Northeast Quadrant PUD, have been added to the pedestrian paths along 161st Street and Spring Mill Road.

Unresolved Issues

As of the time of this writing, the developer and the Spring Mill Station Task Group have not reached agreement on the following issues:

- The use of internally illuminated signage for the proposed CVS building, located at the intersection of 161st Street and Spring Mill Road, as permitted sign type in PUD (Section 4.4a). The Spring Mill Station Task Group recommends limiting sign lighting to either gooseneck lighting or reverse channel lighting ("halo lighting"). The Petitioner is proposing internally illuminated signs for the CVS building along Spring Mill Road and 161st Street.
- Restrictions on the amount of drive-thrus permitted in the PUD. The Spring Mill Station Group recommends the CVS building be the only permitted drive-thru on the Property at this time. The Petitioner has included language contemplating additional drive-thrus in the future for a bank.



The Advisory Planning Commission may wish to solicit additional input from the interested parties at the APC meeting.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

Unless the outstanding issues have been adequately addressed or resolved prior to the APC meeting, staff recommends forwarding Petition No. 1209-PUD-11 to the City Council with one of the following recommendations:

1. Negative recommendation based on the outstanding issues between the Spring Mill Station Task Group and the developer.

OR

2. Positive recommendation with the following conditions:
 - a. That no internally illuminated signage shall be permitted on the real estate.
 - b. That only one drive thru, as shown on the concept plan, shall be permitted on the real estate.

If any APC member has questions prior to the meeting, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.